

17.05.070: ACCESS:

A. Access For Residential Development:

1. Access From A Public Right Of Way: The property owner shall deed or dedicate:

- a. A minimum width of the right of way; or the maximum portion of the right of way which is owned, but not less than one-half (1/2) of the right of way from the center of the roadway as defined by the Cache countywide comprehensive plan's transportation element; except
- b. A public right of way as defined in the Cache metropolitan planning organization's long range transportation plan shall comply with at least the minimum standards as outlined in the plan; however
- c. Private driveways greater than one hundred fifty feet (150') shall have a minimum twenty foot (20') wide travel surface and a turnaround.

2. Access From A Private Right Of Way: The property owner shall:

- a. Provide a twenty four foot (24') wide right of way with a minimum twenty foot (20') wide travel surface.
- b. All dead end roadways shall provide a turnaround.
- c. All setbacks for building and accessory structures shall be measured from centerline of the proposed private right of way as if it were a public right of way as defined by the Cache countywide comprehensive plan's transportation element and/or the Cache metropolitan planning organization's long range transportation plan.
- d. All private rights of way proposed to become public rights of way shall be improved to meet the county right of way standards.
- e. All private rights of way shall be recorded and deeded as appurtenant to the parcel(s) accessed.

3. Zoning Clearance: The property owner must provide the following written verification prior to the release of a zoning clearance:

- a. A copy of the recorded, deeded right of way; and
- b. Approval from the county road superintendent verifying the travel surface of the road right of way has been improved to meet county standards.

4. Existing Residence: An addition to an existing residence which will enlarge the living space by fifty percent (50%) and/or increase the assessed value by fifty percent (50%) must meet all requirements of this section.

5. Waiver In Forest Recreation Zone: The access requirements in the forest recreation zone may be waived by the planning commission upon request.

6. Access From State Highway: All residential uses requiring motor vehicle access from a state highway shall meet the requirements provided by this title and as prescribed in the most current standards of the Utah state department of transportation providing for the regulation control and protection of state highway rights of way.

B. Access For Commercial And Industrial Businesses:

1. Access From A Public Right Of Way: The property owner shall deed or dedicate:

a. A minimum width of the right of way; or the maximum portion of the right of way which owned, but not less than one-half (1/2) of the right of way from the center of the roadway as defined by the Cache countywide comprehensive plan's transportation element; except

b. A public right of way as defined in the Cache metropolitan planning organization's long range transportation plan shall comply with at least the minimum standards as outlined in the plan.

2. Access From A Private Right Of Way: The property owner shall develop a private right of way with the minimum width standard of fifty feet (50') with a twenty four foot (24') wide travel surface.

3. Access From State Highway: All commercial and manufacturing uses requiring motor vehicle access from a state highway shall meet the requirements provided by this title and as prescribed in the most current standards of the Utah state department of transportation providing the regulation for control and protection of state highway rights of way.

4. Residential Uses; Access Not Permitted: No private access or driveway that is used for a residential use shall be used for an access to any property zoned or used for commercial, industrial/manufacturing or commercial mineral extraction uses, except upon approval of the planning commission. (Ord. 2004-10, 8-10-2004)